

FRENCH HILL
2ND DISTRICT, ARKANSAS



COMMITTEE ON FINANCIAL SERVICES
SUBCOMMITTEE ON CAPITAL MARKETS AND
GOVERNMENT SPONSORED ENTERPRISES
SUBCOMMITTEE ON OVERSIGHT AND
INVESTIGATIONS

Congress of the United States
House of Representatives
Washington, DC 20515

February 8, 2016

WASHINGTON, DC OFFICE
1229 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
PHONE: (202) 225-2506
FAX: (202) 225-5903

CONWAY DISTRICT OFFICE
1105 DEER STREET, SUITE 12
CONWAY, AR 72032
PHONE: (501) 358-3481
FAX: (501) 358-3494

LITTLE ROCK DISTRICT OFFICE
1501 NORTH UNIVERSITY AVENUE, SUITE 150
LITTLE ROCK, AR 72207
PHONE: (501) 324-5941
FAX: (501) 324-6029

The Honorable Denise Turner Roth
Administrator
General Services Administration
1800 F St NW
Washington, DC 20405-0001

Dear Administrator Roth:

I write today to inform you of my recent Golden Fleece Award to the General Services Administration (GSA) for the mismanagement of a \$75 million building project for the Federal Protective Service (FPS). In an age of tight fiscal challenges, the mismanagement of millions of hardworking taxpayer dollars and lack of communications between the GSA and FPS are inexcusable.

As noted in the Government Accountability Office (GAO) study conducted in December of 2015, GSA never communicated with FPS during the design phase for the \$75 million facility, resulting in the building being unusable by the intended occupants. GAO has recommended, in part, that "FPS and GSA take actions to improve their collaboration in several areas, including defining common outcomes, agreeing on roles and responsibilities, and communicating compatible policies and procedures."

While Congress still must work to enact necessary reforms to ensure the further protection and proper use of federal tax dollars, GSA must be accountable for implementing common-sense policies to address critical priorities at the agency and ensure proper communication during these large projects. I am committed to eradicating the inefficient and ineffective operations of our federal agencies, and today's Golden Fleece highlights the current mismanagement of federal dollars at the expense of hardworking taxpayers.

I urge you to implement the GAO recommended changes to ensure effective collaboration and communication for future projects conducted by GSA. I also ask that you provide me with an update on any progress you make throughout the rest of this Congress to accomplish this goal, and I request that you provide me with information on the additional costs that will be incurred to ensure the functionality of the building for its intended use by FPS.

I request that you provide a response to my office by March 30, 2016. Thank you for your consideration, and I look forward to working with you to address this important issue.

Sincerely,

French Hill
Member of Congress



March 17, 2016

The Honorable French Hill
House of Representatives
Washington, DC 20515

Dear Representative Hill:

The Administrator requested that I respond to your February 8, 2016, letter regarding the Government Accountability Office (GAO) final report, *Homeland Security: FPS and GSA Should Strengthen Collaboration to Enhance Facility Security*.

The U.S. General Services Administration (GSA) takes its responsibility to be a steward of taxpayer dollars very seriously. Enclosed you will find GSA's response to GAO's final report, which provides more details concerning GSA's implementation of the recommendations in the report. With respect to the specific project referenced in your February 8 letter, I am sharing some clarifications regarding the information presented in the GAO report.

- The GAO report cites GSA's construction of an 180,000 square foot facility with a project cost of nearly \$75 million. The report goes on to state the building "was built with an energy efficiency system that did not allow for the types of walls that law enforcement agencies typically need to house armories, holding cells...As a result, FPS said that no law enforcement agencies were able to use the facility and that GSA invested resources for a facility that is not usable for its intended tenants." This building, however, was never intended to house law enforcement agencies. Instead, funding for this project came with specific stipulations to construct a new high-performing sustainable facility for the U.S. Department of Defense - Army Corps of Engineers (Army) Seattle District headquarters.
- GSA worked in partnership with the U.S. Department of Homeland Security - Federal Protective Service (FPS) to ensure the security requirements specified for the Army were incorporated into the design of the facility. As there never was a need to house law enforcement agencies in this facility, upgrades for such a use were never a part of this project.

- In addition, given the importance of sustainability to the Army's mission at this site, sustainable technologies were a priority in the design. The new facility earned Leadership in Energy and Environmental Design (LEED) New Construction Platinum Certification and is one of the most sustainable office buildings in GSA's inventory. Sustainable buildings provide optimal performance and maximize life-cycle asset value. The Army has been a tenant at this facility since September 2012 and the completed building continues to meet the needs of this office's mission.

GSA's partnership with FPS is critical in the delivery of space and services, and in ensuring the safety and security of the Federal agencies that occupy GSA properties. GSA is committed to continuing to strengthen that relationship.

If you have any additional questions or concerns, please contact me at (202) 501-0563.

Sincerely,



Lisa A. Austin
Associate Administrator

Enclosure



Deshawn Butler - H1AA-C <deshawn.butler@gsa.gov>

Fwd: Constituent Inquiry: (b) (6) | GSA contract | Lease no. GS-07P-LAR 17523

1 message

Larnell Exum - S <larnell.exum@gsa.gov>

Fri, May 5, 2017 at 11:20 AM

To: executive-secretariat@gsa.gov, erin.mewhirter@gsa.gov, deshawn.butler@gsa.gov, toni.reaves@gsa.gov

Deshawn,

Please control to PBS.

AA Hart Will sign the response.

Larnell B. Exum
Executive Response Specialist
Office of Congressional and Intergovernmental Affairs
General Services Administration
Direct [202-969-4100](tel:202-969-4100)

Begin forwarded message:

From: Erin Mewhirter - S <erin.mewhirter@gsa.gov>**To:** Antoinette Reaves <toni.reaves@gsa.gov>**Cc:** Brennan Hart - A <brennan.hart@gsa.gov>, Saul Japson <saul.japson@gsa.gov>, Larnell Exum - S <larnell.exum@gsa.gov>, Andrew Blaylock <andrew.blaylock@gsa.gov>, Jamise Harper - WPTAA <jamise.harper@gsa.gov>**Subject:** Fwd: Constituent Inquiry (b) (6) | GSA contract | Lease no. GS-07P-LAR 17523

Thanks, Toni. Larnell -
Thanks. Erin

----- Forwarded message -----

From: Antoinette Reaves - S <toni.reaves@gsa.gov>**Date:** Wed, May 3, 2017 at 4:22 PM**Subject:** Fwd: Constituent Inquiry (b) (6) | GSA contract | Lease no. GS-07P-LAR 17523**To:** Brennan Hart - A <brennan.hart@gsa.gov>**Cc:** Saul Japson <saul.japson@gsa.gov>, Larnell Exum - S <larnell.exum@gsa.gov>, Erin Mewhirter <erin.mewhirter@gsa.gov>

(b) (6)

----- Forwarded message -----

From: **Jumde, Anushree** <Anushree.Jumde@mail.house.gov>

Date: Wed, May 3, 2017 at 4:15 PM

Subject: Constituent Inquiry (b) (6) | GSA contract | Lease no. GS-07P-LAR 17523

To: "gsacongressionalaffairs@gsa.gov" <gsacongressionalaffairs@gsa.gov>

Dear receiver,

Good afternoon! I hope this email finds you well.

I would like to request the receiver to please take a look at a constituent's matter. (b) (6) approached our office regarding his property. As per my understanding, GSA has leased a building in Conway from (b) (6) for 10 years but unfortunately, GSA has not moved into the building yet.

(b) (6) is also yet to receive monthly lease payments from GSA and was concerned that he is losing a lot of revenue per month since the office building is vacant. I have attached his PRF to this email.

Please respond when possible.

Thank you

Ms. Anushree Jumde
District Director

Office of Congressman French Hill (AR-02)

1105 Deer Street, Suite 12
Conway, AR 72032
(501) 358-3481 (Main line- Conway)

(501) 324-5941 (Main line – Little Rock)
(501) 358-3494 (Fax)
anushree.jumde@mail.house.gov

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Antoinette S. Reaves
Office of Congressional and Intergovernmental Affairs
Washington, DC 20405
Desk 202-501-1543
Cell (b) (6)
Fax 202-219-5742

Lost time can never be found!

"You don't stop laughing because you grow old, you grow old because you stop laughing!"

--
Erin Mewhirter
Director of Congressional Operations
Office of Congressional and Intergovernmental Affairs
U.S. General Services Administration

www.gsa.gov

2 attachments

 **noname.html**
1K

(b) (6) - PARF_Redacted.pdf



Office of Congressional and Intergovernmental Affairs

June 5, 2017

The Honorable J. French Hill
Member, United States
House of Representatives
Attn: Anushree Jumbe
1105 Deer Street, Suite 12
Conway, AR 72032

Dear Representative Hill:

Thank you for your email dated May 3, 2017, regarding the U.S. General Services Administration's (GSA) acquisition of 5,038 rentable square feet of office space to house the U.S. Department of Agriculture in Conway, Arkansas on behalf of your constituent (b) (6). On September 28, 2016, GSA awarded a lease to Conway Commercial Warehousing, LLC (the Lessor), of which (b) (6) GSA has been working with the Lessor's broker representative since award, as performance progresses under the lease.

The GSA Lease Contracting Officer, Meredith Whitley, contacted (b) (6) directly to respond to his concerns regarding the post award requirements and timeframes contained in the lease contract. Per the lease contract, the lease term will commence upon completion of the design and construction of the required tenant improvements and acceptance of the office space by GSA, at which time occupancy will occur and rental payments will begin. The lease will continue for 10 years total, 5 years under a firm term that may not be cancelled by the Government.

If you have any additional questions or concerns, please contact me at (202) 501-0563.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Brennan Hart III".

P. Brennan Hart III
Associate Administrator

Congress of the United States
House of Representatives
Washington, DC 20515-0402

CONSTITUENT INQUIRY

(PLEASE PRINT)

Name: (b) (6)
Address: (b) (6)
City/State: (b) (6)
Zip Code: (b) (6)
E-Mail: (b) (6)
Date: 4-17-2017
Social Security #: (b) (6)
Military Branch: Navy
Date of Birth: (b) (6)
Home or Cell: (b) (6)
Work: (b) (6)

BRIEFLY DESCRIBE THE ISSUE FOR WHICH YOU ARE REQUESTING CONGRESSMAN HILL'S ASSISTANCE: (If additional space is needed please feel free to write on the back or use additional paper.)

GSA Lease No. GS-07P-LAR17523

PLEASE LIST THE NAMES OF OTHER ELECTED OFFICIALS THAT YOU HAVE CONTACTED:

PRIVACY ACT: In accordance with the provision of the Privacy Act of 1974 and the privacy standard of the Health Insurance Portability and Accountability Act (HIPAA) of 1996, I authorize the Office of Congressman French Hill to secure any and all information required in the solution of my problem, including, but not limited to, health information, doctors' records, pharmaceutical and dental records from any source, military records of any type, from any organization of The United States, i.e. Department of Defense and any Agency within DoD; Social Security Administration, Department of Health and Human Services, Medicare, Medicaid, Veteran's Affairs and U.S. Citizenship and Immigration Services; and of any agency of any governmental organization of the States.

If you wish information to be provided to parent, child, attorney, or other interested party, please indicate below.

I authorize _____ to receive information from Representative French Hill relative to my

(b) (6)